



Foggy Bottom News

JANUARY 1987

Published for and by the citizens of Foggy Bottom

Volume 31, No. 4

GWU Hospital Helipad Proposal Nears Approval

by Kirsten L. Olsen

According to Paul Gallant, an airspace specialist from the Federal Aviation Administration (FAA) headquarters here in Washington, FAA approval for a GWU Hospital helipad should be announced very soon.

Gallant, in an interview January 11, said the only o.k. lacking was from the Capitol Police, but since they had originally been one of the proponents for the helipad, approval was almost certain.

The proposed helipad site is Square 40, which is currently the parking lot directly across from the University Hospital. Robert Dickman, University Assistant Treasurer, said the reason the helipad had to be located across 23rd Street from the hospital, rather than on the roof, was that the hospital roof did not have enough free space required for a helipad, having elevator shafts and air conditioning vents scattered on it.

A helipad for the GWU Medical Center is not a new issue, having been proposed several times, as far back the early 1970's. The current action, however, came after GWU

again petitioned the FAA for helipad rights in December of 1985. Since the space where the helipad would be is restricted air space under FAA jurisdiction (in conjunction with five other area and governmental agencies), a lengthy approval process was required. Recently the issue came to light again when the Secret Service, which originally got the airspace declared restricted for reasons of national security, reversed its earlier denial of air traffic of hospital nature in the restricted airspace, which extends to 24th Street in Foggy Bottom. The indication of an airspace go-ahead prompted GWU to bring up the issue at the hearings last September on the GW campus master plan before the Board of Zoning Adjustment.

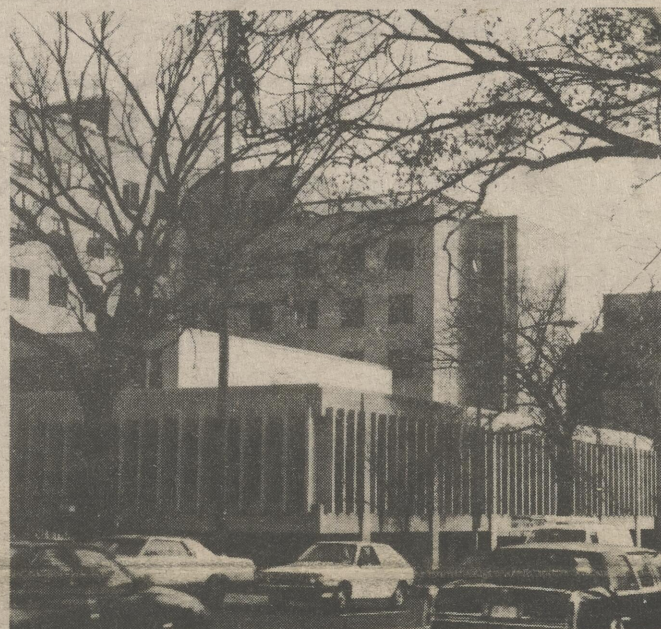
At the hearing, however, the issue was withdrawn from the campus plan application, since that particular part of the plan had not been submitted for review the required 14 days before and since it was felt that the helipad issue might jeopardize the approval of the rest of the campus plan. Steve

Levy, former ANC commissioner said in November that the helipad issue could not be discussed at the hearing since the Board had "no details" on it, nor information on the impact a helipad would have on the community. In addition, at the hearing there was some question of exactly who would have jurisdiction over the implementation of such a project.

Gallant and Bill Whittle, a manager at the Washington Air Statistics Office, agreed that approval of a helipad does not mean that a helipad will definitely be installed at that site. After the approval, a study to make sure the site meets with FAA-established safety regulations for that type of area will have to be done and passed as well. Gallant said that the site may not currently comply with those regulations because of the powerlines and the tall trees in the area. "The FAA will have to evaluate established approach slopes," said Gallant. In addition, Gallant said, the approval carries with it a provisions that the helipad can only be instigated if it both meets with Secret Service security concerns and local zoning requirements.

The Secret Service, Gallant said, will want to make sure an outlet for air traffic will have "no adverse impact" on national security, which he suggested might lead to a monitoring of the facility by the Secret Service.

One of the concerns of Sue Schumacher, ANC Commissioner, is the safety record of helicopters, for instance the Medivac helicopters often used in emergency care. Gallant



said, however, that at least to start there's a proposal to only allow police helicopters to use the pad, because of national security concerns. Also at the hearing the kinds of cases to be handled by this facility were

brought up. In testimony Dickman stated that the "purpose of the facility is to respond to area emergency situations when public safety organizations determine that the GWU (continued on page 6)



Meeting Foggy Bottom Association

General
Business Meeting

8:00 P.M.
JANUARY 26, 1987

St. Paul's Parish House
2430 K Street, N.W.

Development Proposed for 26th and L Streets

by Jon Nowick

The FBA and ANC currently are holding discussions with a developer over the fate of a new development project, which is proposed for a site on the southeastern corner of 26th and L Streets.

The developer, the "26th and L Limited Partnership," has maintained it intends to build an attractive residential building with 70 "high quality rental units" and about 3,700 square feet of retail space on the ground floor. The proposed building is 10 stories high, with mansard roof, and buff-colored limestone facades. Other buildings on that square include the Bader, Swarthmore, Potowmac Overlook, Shoremede, and 2501 K Street.

The developer seeks a zoning change (from split zone residential/commercial to all commercial) and planned unit development (PUD) to get more height and bulk than is allowed as a matter of right (7 feet more height and more than 1/3 more bulk). The zoning application has already been filed, and the developer seeks an expedited hearing process so that construction can begin as early as this summer.

The FBA and ANC in December set up a joint committee to hold talks with representatives of the developer. This follows the precedent of the Griffin case a block away at K Street, where a similar neighborhood task force three years ago successfully worked out a mutually beneficial solution with developer Eddie Lenkin.

The latest committee consists of FBA President Robert Brewster, Vice President Handy Handyside and Board member Jenny Brake; ANC Commissioners Charlie Clapp, Ralph Rosenbaum, and Maria Tyler; and myself. Two specialists — architect David Maudlin of the Bader and attorney Leonard Zax of the Westbridge — also are taking part, as is the owner of a townhouse on L Street abutting the site.

In talks with the developers' attorneys — Kirk White and Nancy Liebermann of Linowes and Blocher — the neighborhood representatives have raised serious questions about the proposed rezoning and stressed a number of concerns, among them:

- The need for written, binding assurances that the non-

retail part of the building is used exclusively for genuine, long-term residential use, not quasi-hotel operation as in some other neighborhood buildings.

- The need to rethink the height, bulk, and design to make the building more compatible with surrounding structures and the character of the neighborhood.

- The need for a higher ratio of parking spaces to units (currently 37 to 70) so that expected parking needs are fully met and the existing severe on-street parking shortage is not aggravated.

The neighborhood committee will be working on this project for at least the next several months, as the requested zoning hearing approaches. The FBA and ANC welcome community input on this issue. If you have any thoughts or questions or have any expertise you would like to contribute, please contact one of the committee members. Periodic status reports will be given at FBA and ANC meetings, as well as on the pages of this paper.

ST. STEPHEN'S SEEKING LIVING QUARTERS

Reverend Thomas Sheehan, Pastor of St. Stephen Martyr Catholic Church at 2436 Pennsylvania Avenue, has asked for our help.

St. Stephen's needs to rehabilitate or replace its rectory in the near future to correct critical space shortages and safety hazards. While construction work is in progress (about 15 months) St.

Stephen's will need space for living quarters for its priests and working quarters for its administrative staff.

If anyone has a house, or houses, large enough to accommodate three priests and the administrative facilities, Father Sheehan would be pleased to hear from you. It is not essential that the priests be quartered together. A

charitable contribution of space would be most helpful but if this is not available the Church is willing to pay a reasonable rental fee.

If you, or anyone you know, can help with this need, please call Rev. Sheehan on Tel. #785-0983 or stop by the Rectory.

Foggy Bottom News

The *Foggy Bottom News* is a publication of the Foggy Bottom Association. All editorial and other assistance is contributed on a volunteer basis by residents of the area.

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Circle Theater:

A Foggy Bottom Landmark Torn Down

By Robert C. Brewster



The Circle Theatre was torn down on December 31 by order of its owners, James and Theodore Pedas, developers who also own theatres. The demolition followed closely on the heels of a decision taken on December 22 by the Historic Preservation Review Board

to deny the application for landmark designation which had been filed by the Foggy Bottom Association and Advisory Neighborhood Commission 2A. The Board, operating in a manner to which the community has become accustomed if not reconciled,

made its decision at a hastily-scheduled meeting on December 22. Neither the FBA nor the ANC was officially informed about the hearing. It communicated its negative decision in a letter dated December 30 which, understandably if not intentionally, did not arrive until after the theatre had been torn down.

No sooner was the building down than *The Washington Post* reported that the debris contained asbestos, a known carcinogen and health hazard. Queried about this, James Pedas was quoted by the *Post* as saying, "There's no asbestos in there. That was checked long ago." Nevertheless, the newspaper's own tests and later the D.C. Government's tests clearly showed that asbestos was present. City officials have been quoted as saying the property owners and those carrying out the demolition violated laws requiring specific steps be taken to prevent the release of asbestos in the air. The Messrs. Pedas have been unavailable for public comment since the presence of asbestos was confirmed.

It is perhaps worth noting that in a meeting with the Pedas brothers on November 5, the Save the Circle Coalition selected by the ANC/FBA to study whether it would be in fact economically feasible to



incorporate the Circle Theatre in the new building proposed by the Pedas brothers. The cost of the consultant was to be jointly shared. This offer to obtain an impartial opinion of the theatre's economic viability was rejected out of hand.

Had it been accepted and had the Circle Theatre been incorporated in the new building, the asbestos problem which may now threaten the neighborhood could have been officially discovered and corrected.



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ANC Responds to Latest Whitehurst Freeway Proposal

December 27, 1986

The Honorable
Marion Barry, Mayor
of the District of Columbia
The District Building
Washington, D.C. 20004

Subject: Whitehurst Freeway
(WHF) — Foggy Bottom

Dear Mayor Barry:

After years of strong involvement by the Foggy Bottom community and this ANC in the Whitehurst Freeway Modification Study and the after-events, the Environmental Impact Statement (EIS) on the WHF failed to deal with the unacceptable conditions which the Freeway creates in our neighborhood. Both ANC2A and the Foggy Bottom Association rejected the alternative chosen for the WHF rehabilitation, and we brought to your attention that the EIS did not meet the legal requirements for a federally financed highway project, as far as the Foggy Bottom neighborhood was concerned.

As a result, during a meeting on May 4, 1985 with Foggy Bottom community leaders, you committed yourself to correct the serious flaws of the EIS and to provide relief from the adverse impact of the WHF, and you appointed an East End Committee, chaired by Mr. Gilpin, for this purpose. After strenuous efforts throughout the work of the Committee on the part of this ANC not to allow the Committee's principal purpose to be diluted or derailed, the Department of Public Works submitted, in July 1986, a draft proposal for a traffic study of Foggy Bottom. On August 25, 1986 ANC2A presented its reaction to the DPW's proposal. In a letter dated November 28, 1986, Mr. Gilpin responded to our comments and stated that the Request for Proposals (RFP) for the Foggy Bottom Traffic Impact Study has been finalized and will be sent to the appropriate agencies for their

review prior to being advertised for bid.

Before any such decision is made, we must inform you that what DPW is proposing for the study does not satisfactorily deal with the concerns which this community has voiced and which you undertook to remedy.

In what follows, we shall again outline to you the specific points which DPW has failed to take into account and which we insist must be dealt with if your commitment to provide relief to us is to be honored.

1. The Proposal must cover all residential streets of Foggy Bottom and it must come to grips with the fact that the WHF is the major cause of the unacceptable level of through traffic in our residential streets. It is ludicrous for the Proposal to suggest using the WHF to divert commuter traffic from local/residential streets when the WHF between 24th and 26th Streets is not only residential but is the most heavily populated residential section in Foggy Bottom and completely unprotected from through traffic. It is therefore logical that the Foggy Bottom section of the WHF in its present configuration cannot be used for the diversion of commuter traffic. As has been brought out by ANC2A, the adverse impact on that portion of the Freeway (and thereby on virtually all residential streets in Foggy Bottom) has to be reduced.

2. The omission from the Study of a complete separation of through traffic from residential streets is not acceptable to ANC2A. As you are well aware, a request for separation has been at the core of this ANC's approach to the problem which the WHF is causing in our neighborhood, and has been contained in ANC2A and Foggy Bottom Association Resolutions, and in numerous letters to you and the DPW. It simply cannot be excluded as a solution of our traffic problems.

3. Finally, we are astounded that the DPW's federal project officer has advised DPW not

to include noise and vibration analyses in this Study. This is a false economy that is unacceptable to ANC2A, given that the lack of such information on the most affected residential stretch of the Freeway is at the core of the flaws of the WHF EIS as it relates to Foggy Bottom. Not only must the measurements of noise and vibration be conducted in Foggy Bottom on their own merits since they were omitted in the EIS which you committed yourself to correct, but now that changes are envisaged for the West End of the Freeway that will have a direct impact on our neighborhood, such measurements become even more imperative. Moreover, the cost of them would be nominal given the total expenditure envisaged for the two studies for the East and West ends of the WHF.

In summary, DPW's approach seems to be to avoid studying adequately the problems caused by the WHF on residential Foggy Bottom, thereby evading the recognition of those problems and the need to make concrete proposals to solve them. This is in complete contradiction to your undertaking to us. The Study must recognize that a major reason for the exercise is to reduce the impact of WHF traffic on the residential part of K Street between 24th and 26th Streets, which is the most densely populated residential area in Foggy Bottom.

We look forward to hearing from you on this so important matter to our neighborhood. In the meantime, we ask you to instruct DPW to incorporate the requested changes into the Proposal for a Traffic Study for Foggy Bottom and to send us a copy of the corrected version of the Request For Proposal.

For the Commission:

Sincerely yours,
Geoffrey E. Stamm
Chairman, ANC2A

Maria Tyler
Chair, Transportation
Committee ANC2A
Commissioner, SMD2A03

FACES OF FOGGY BOTTOM

by Kirsten L. Olsen

Name: Jose Soares
Hometown: Viana do
Castello, Portugal
Business: Restaurateur
Hobbies: "Too busy working"
Address: Barclay House



A U.S. citizen now for 10 years, Jose owns and runs Donatello Ristorante, at 2514 L Street N.W. The restaurant specializes in northern Italian cuisine, and when asked why someone from Portugal would have an Italian restaurant, Jose replies that Italian is still more popular with American tastebuds than Portuguese fare. (He has an Italian chef though).

A bachelor who moved to Foggy Bottom recently because of its convenience to both his restaurant and the city, Jose says he loves a variety of sports and activities but his 15-hour workdays don't allow for much free time. Donatello Ristorante, named after the Italian artist, has been in business for four years, but Soares says it so far has been fairly smooth. Plans for the restaurant include enclosing the outside seating area. In his

spare time, Jose also is investing in real estate.

Soares got his experience in the restaurant business both from his family, which owns a restaurant in Portugal, and working around the District as a waiter in restaurants such as Romeo and Juliet, Tartuffo, Portofino, and Firenze. He says he loves pasta, and his favorite dish is Italian seafood.

Jose says that being successful at the restaurant business is not too hard, as long as one is willing to put in the hours and the effort. "Knowing it's hard, you just have to do it," he says.



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Highlights of ANC-2A Monthly Meetings

November 11, 1986

Circle Theatre: The ANC approved the witness list for the hearing on the landmark application filed for the theatre by the ANC & FBA. The hearing is scheduled by the D.C. Historic Preservation Review Board on November 19. Mr. Striner reported that there had been several meetings with the Pedas Brothers to discuss the possibility of including the existing theatre in the new building, but the Pedas's rejected the idea, claiming that it would not be economically feasible.

Report on GW Campus Master Plan: Commissioner Levy reported that the BZA has held two days of hearings on the Plan and is now considering whether it will seek additional information from the applicant or the ANC. The BZA will announce its decision on this point on November 25.

Pharmacy at 2112 F Street, N.W.: Commissioner Schumacher reported that, in response to her complaints, the D.C. Permit Office has notified the store that it must limit prescription-filling to building residents and that it cannot have a sign on the exterior of the building, nor a direct entrance from the exterior.

Rezoning Request - 26th & L Street: Kirk White, attorney, and Hugh N. Jacobsen, architect for the developer, gave a presentation on the rental apartment building being proposed by developer Richard Bennett for a site at 26th & L Streets. A rezoning application will ask that the existing R-5D/C-2-C zone be changed to C-2-C with a PUD. The building would have 70 rental units (17 two-bedroom apartments, 4 two-bedroom duplexes, and 49 one-bedroom apartments). There would be a small restaurant on the first floor. The PUD would provide the necessary additional height (90'), but the additional PUD commercial space would not be used. The developer would also upgrade the park across the street.

The Commissioners expressed concern with the proposed rezoning and with the inadequate ratio of parking spaces to apartments (27 spaces to 70 units) and indicated that they favored a minimum lease period of one year (to avoid transient use of the building), the drawing up of covenants which would ensure use of the building for long-term residential rental, and more two bedroom apartments, to attract families.

Request for Closing of Public Alley (2400 Block of K Street, N.W.): A nursery school application for the closing of a

public alley adjacent to St. Paul's Church for an hour each day for use as a play area for the children was opposed by the ANC on the basis that it would unnecessarily restrict adjacent property owners and would set a bad precedent. Ms. Catherine Miller, Director of the school, discussed the school's reasons for the application. Mr. Geoffrey Tyler, an area resident who is opposed to the closing, explained that two private residences abut the alley and that it is also a right-of-way for pedestrians. At least 51% of the owners affected must agree to the closing, and they have not done so.

It was agreed that the nursery school would withdraw the alley closing application and that the school and adjacent property owners would attempt to work out an agreement that would allow the children to use the space without resorting to an application for a street closing. Attorney Kirk White offered his services, gratis, in drawing up the agreement.

Cooper Houses: Developer Babar Movahedi of the Courtland Development Group asked for ANC reaction to his proposal to demolish the Cooper Houses, retaining only the front facade, and to build a new residential rental property with underground parking behind the facade. He is negotiating to buy the property. The Commission indicated that it would only consider supporting a development proposal for the site if a "substantial portion" of the c. 1845 buildings were preserved and included in the new construction. Commissioner Rosenbaum expressed interest in reviewing Mr. Movahedi's plans for the property, when they are ready.

Historic Preservation: The ANC has been invited by the National Park Service to comment on the operation of the D.C. Preservation Office, as part of a review of that office by NPS. Commissioner Rosenbaum read a draft response prepared by Ms. Snyderman.

December 9, 1986

Circle Theater Historic Landmark Application: Commissioner-elect Rick Striner gave an update on this case, on which the D.C. Historic Preservation Review Board has not yet announced its decision. He also pointed out that Emily

Eig of Traceries was listed in the legal filings for the hearing as an opposition witness. Ms. Eig did not actually testify at the hearing, so her anticipated role in the proceedings is not known. Chairman Stamm suggested that he write to her to ask for an explanation, so that the matter could be discussed further at a later date with her statement on the record, and the Commissioners agreed with that course of action.

Zoning - 26th & L Streets site: Commissioner Tyler asked the attorney from Linowes & Blocher for an update on the developer's response to the ANC's concerns expressed at the November meeting. The attorney replied that she had met with the board of Potomac Overlook condominiums; that the developer had increased the number of parking spaces to be included by 50%; that she feels they are making progress on the zoning issues; that she expects the developer to agree to some sort of lease-period commitment; and that they are willing to have the various stipulations covered by a covenant. She said the developer intends to file the PUD application in the next few days, and that she would welcome a working group of ANC representatives with whom she could continue negotiations. Many present urged that the PUD filing be delayed a few weeks to allow further negotiations to take place, but the attorney was clearly not receptive to any filing delay.

After discussion, including a number of comments by residents, and consultation with President Brewster of the Foggy Bottom Association, the ANC proposed to establish a joint ad hoc committee with the Foggy Bottom Association, similar to the committee that was established to work with developer Edward Lenkin on The Griffin at 26th & K Streets.

Zoning - Milo's Pizza Parlor ABC license: The manager of this proposed new restaurant was present, represented by counsel. They seek a liquor

license for on-premises consumption at the site of the former Daylily Restaurant on the 2100 block of Pennsylvania Avenue. They will operate a neighborhood-style restaurant with no separate bar that they hope will appeal to families in the area as well as students at George Washington University. They will offer pizza for take-out, but no delivery service, and they expect 75-80% of revenues to come from the sale of food. Residents present expressed no opposition to the license, and it was the consensus of the Commissioners that the ANC had no objection to it.

Zoning - Burns Clinic Extension: Commissioner Levy reported that the President Condominium Association had entered into a settlement with George Washington University that, among other things, included a substantial cash payment to The President that exceeded their expenses. In view of this, he proposed that the ANC Chairman write to The President's board to request a refund of the total \$7000 in grants that the ANC had made in connection with the early administrative proceedings in this case.

Zoning - Maxwell & Tennyson at 2112 F Street: Commissioner Schumacher gave a brief update on this case and the phone call she had received from Peoples Drug Stores (parent of Maxwell & Tennyson) in response to the violation letter sent from the zoning enforcement office.

ANC By-Law Revision: Commissioner Rigdon, as chairman of the by-laws Committee, gave the first reading of a proposed change to Article IV of the by-laws that would increase the number of special assistants a Commissioner could name to two, and expand the pool of residents eligible to serve in that capacity. The text is attached to these minutes, and must be formally approved after a second reading in order to take effect.

WORD OF MOUTH

BY JEFFREY S. BALTER, DDS, PC

The Hills Are Alive With the Sound of . . . Bruxing??

Studies show that if you are a career person aged 20 to 50 and are competitive and self-reliant, then you are a prime candidate for bruxing. What is bruxing? It is the clenching and grinding of teeth, and it usually occurs at night while sleeping. For most grinders the problem is caused by stress and tension. For others grinding may be an effort to adjust the bite because their teeth don't fit together properly. Because bruxing can exert a pressure of thousands of pounds per square inch it can cause many problems including rapid wearing of teeth, sensitive or loose teeth, cracked or broken teeth, sore jaw muscles, headaches and inability to open the mouth wide. How can you stop grinding your teeth? Treatments can range from simple reshaping of a problem tooth to adult orthodontics or biofeedback therapy. Usually, however, a simple nightguard, a plastic splint snapped onto the teeth and contoured to give a stable bite, is all that is necessary. If you believe that you might have a problem with bruxing, you should see your dentist as soon as possible, before you do serious damage to your teeth.

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SOMEONE STILL CARES ABOUT QUALITY

Helipad. . .

(continued from page 1)



The GWU parking lot between New Hampshire Avenue and 23rd Street (Square 40) is the suggested location of the helipad.

Hospital is the closest appropriate care facility." However, a later witness, Dr. Mark Smith, Chairman of the Department of Emergency Medicine at the GWU Medical Center, said that the helipad would be used in "terrorist incidents and mass casualty incidents," and they would not be using it for transferring patients from our hospital to other hospitals but really limiting it to emergency cases."

Board member Lindsley Williams said that ". . . I think the Board and the community need something that's tight in terms of the expectations around which we would have limits and be able to impose a

condition that should go forward. . . ."

Later in the hearing Michael Stiano, whose field of expertise is sound vibration measurement, analysis and control, spoke before the Board on possible noise levels. Stiano said that his analysis indicated that sound levels would be appropriate under the agency of Housing and Urban Development (HUD) criteria for cumulative noise over a period of time. This study, contracted by GW, was later tabled and it was agreed the information it contained would be resubmitted later, with a more in-depth look at the FAA requirements and community impact.

ANC-2A Annual Report for Fiscal Year 1986

(October 1985 - September 1986)

1. ANC Summary of Problems

A. Zoning: Continuing erosion of the residential base is occurring under the constant pressure of developers to commercialize land currently zoned for residential use and development. The city's zoning regulations, which allow the conversion of residential units to medical clinic use, which allow medical clinics as a matter-of-right in residential zones, and which treat hotels as residential for purposes of FAR calculations, have been a major factor in the decline in the residential base in our neighborhood.

Although this ANC tries to be vigilant in determining that zoning regulations are respected by property owners, that effort is rendered virtually meaningless because of the city's general tolerance of zoning abuses and violations. In our experience, zoning regulations are not being enforced in any credible way.

B. Transportation: Vehicular traffic is an increasing problem in our neighborhood. This stems from commuters who travel in and through our area to reach downtown and the commercial developments in the West End, as well as the additional traffic generated by the hotel construction in the area. The Kennedy Center and Lisner auditorium are now generating intolerable parking problems in the neighborhood during evening performances,

with cars blocking alleys and driveways, blocking fire hydrants, parking on sidewalks, and the like; this is exacerbated by the city's complete lack of parking regulation enforcement during the early evening hours.

The east end of the Whitehurst Freeway (K Street between 24th and 26th Streets) is a particularly objectionable source of traffic and environmental problems. These problems are not limited to the two residential blocks of K Street or their vicinity, but affect all of the Foggy Bottom residential neighborhood because the access ramps at 25th and K Streets permit the spillover of through traffic into adjacent residential streets. It is also a dangerous barrier to pedestrians that divides the south and north areas of the neighborhood. The new traffic lights at 27th and K Streets, N.W. have been useful in

reducing the utility of the route to commuters, but modification of the lights at 25th and K is still necessary to improve pedestrian safety.

C. Historic Preservation: Concerted action has been taken during the past few years to survey the neighborhood, inform property owners about historic preservation advantages and disadvantages, and do the research necessary to file historic preservation applications with the city. However, these efforts have been stymied by inaction on the part of the city's historic preservation office and review board. Lengthy hearing delays are still not uncommon. It was 2½ years from the date of submission of the application in May 1984 before a favorable decision was made on the Foggy Bottom Historic District in December 1986. In the meantime, several important historic buildings have been lost. We know from contacts in other neighborhoods and from news reports that our experience is not unique. While the city delays, it is losing its history in a very practical sense.

D. Planning: Delays in adopting detailed Ward Plans, in modifying the zoning map to conform to the land use map, and in transferring approval of campus plans from the Board of Zoning Adjustment (BZA) to the Zoning Commission have all largely

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(continued from page 6)

initiated the effect of the new Comprehensive Plan and Land Use map.

E. Crime: Crime continues to be a concern in our neighborhood, despite the generally good record in this part of the city. We believe in a more visible police presence through a return to uniformed foot patrols; the police simply cannot get to know the community (and vice versa) using only patrol cars and scooters. While there is one foot patrolman covering our neighborhood and others, the beat is too large for the patrolman to get to know who belongs where. We are also concerned that the criminal justice system allows repeat-offenders to be released on bail so quickly, and that there is such a delay between arrest and trial.

F. D.C. Government Procedures: We have noted a disturbing trend for some D.C. agencies to fail to consult with the ANC before taking action. The Department of Public Works has done this several times in the past year. Since this is occurring in our "activist" neighborhood, we imagine it is even more usual in less citizen-active neighborhoods.

2. Recommended Actions for the D.C. Government

A. The Zoning Commission should remove medical clinics as a permitted use in the R-4 and R-5 zones, and it should classify hotels as a commercial use in all respects.

B. Zoning enforcement should be revised to allow zoning inspectors to issue fines for zoning violations, similar to

issuing a parking ticket. We believe the revenue generated would exceed the cost of the additional inspections, and we are pleased that D.C. government procedures are heading in this direction.

C. Parking enforcement should be increased, and the fines for violations should be regularly reviewed and increased in all categories in which the number of violations increases from year to year. Special attractions, such as the Kennedy Center, should be targeted for enforcement at appropriate hours.

D. Strengthen historic preservation efforts in the city by maintaining adequate professional and administrative staff in the Historic Preservation Office, by filling vacancies on the Historic Preservation Review Board promptly, and by decreasing the time between submission of applications, hearings and decisions.

E. All D.C. agencies, including the Mayor's office, should be reminded of both the letter and the spirit of the law that *requires* prior consultation with ANC's and giving great weight to their positions before taking action.

F. Continue full funding for ANC's. ANC-2A is particularly active on behalf of its community, and our communications with other ANC's lead us to believe that many are maturing and expanding their effectiveness on behalf of their neighborhoods and the city at large.

G. Define the circumstances under which ANC's may seek and receive assistance from the Corporation Counsel, and if ANC's do not receive priority

consideration from Corporation Counsel, assure that they may retain private counsel on a timely basis.

3. Recommendations for Improving ANC Operations

A. Grant ANC's the right to appeal cases to the D.C. Court of Appeals.

B. Increase the dollar limit on annual contributions as ANC may receive from an individual from \$100 to \$500 in recognition of the rapid inflation since the time the law was originally enacted and the cost of even the low-value business equipment persons may wish to donate.

4. FY86 Highlights of ANC-2A Activities

During Fiscal Year 1986, ANC-2A held twelve regular monthly meetings at various locations in the neighborhood; public participation was always encouraged and welcomed. In addition, a number of special meetings and public forums were scheduled to deal with issues that needed immediate attention. A summary of ANC actions is regularly published in the Foggy Bottom News to inform residents who are unable to attend meetings. Historic preservation, transportation, land use and public safety continued to be of primary concern to the neighborhood and the ANC.

A. Historic Preservation

The ANC considers historic preservation to be an important neighborhood conservation/revitalization tool. With that in mind the ANC supported the renovation of the B & W garage at 1250 24th Street, N.W. and its adaptation to a mixed-use commercial development, viewing it as contributing to the revitalization of the area. The ANC strongly protested, however, when the developer proposed that the original red brick facade be painted; it also

criticized the unnecessary demolition of existing garage side-walls which the developer had promised to retain. ANC opposition was based on the preservation axiom that as much as possible of the original building fabric should be retained in the renovation of historic buildings.

The ANC, which had submitted a historic district nomination for part of the George Washington (GW) campus in the face of strong opposition from the University, worked closely with GWU and the Foggy Bottom Association (FBA) to develop a historic landmark proposal for the campus which would be acceptable to all parties concerned. Based on discussions with the University, the ANC decided to withdraw the historic district nomination in return for GW's support for historic landmark applications on the majority of individual buildings within the proposed historic district. The agreement will contribute toward the ANC's goal of protecting the architectural scale and diversity of the GW campus. The ANC and GWU will be co-applicants on these applications, which should assure approval.

The ANC agreed to co-sponsor (with the FBA) a historic landmark application for the Circle Theatre at 21st and Pennsylvania, N.W., scheduled to be demolished and replaced by an office building. The ANC views the theatre as historically significant and as an important cultural resource for the neighborhood and the city. It should, therefore, be preserved and included in the new development planned for the site.

Concerned with the inaction of the D.C. Historic Preservation Review Board on the ANC-FBA application for a Foggy Bottom Historic District, the ANC filed a protest with the Keeper of the National Register, Jerry Rogers. The historic district application was submitted to the Board approximately two and a half years ago and, as of the end of September it had not been acted on. In the meantime, several important historic buildings within the proposed historic district have been demolished.

Shortly after the ANC submitted material on the historic district to the Keeper, the Review Board voted to approve the district. While the ANC is pleased with the Board's decision, it remains concerned at the inordinate delay in reaching a decision.

B. Transportation

The ANC continues to take an active role in the work of the

East End Committee, set up by the D.C. government to deal with longstanding traffic problems in Foggy Bottom.

Within this context, the ANC strongly protested the routing along K Street of coal trucks destined for the Government Services Administration (GSA) plant in Georgetown, the result of the closing of a rail spur in Georgetown by the CSX Corporation. The ANC passed a resolution asking that heavy trucks be prohibited from using the residential portion of K Street and objecting to the abandonment of the rail spur. ANC objections were also forwarded to the D.C. government, the Interstate Commerce Commission and G.S.A.

The ANC was pleased to see the adoption and publication of a D.C. regulation banning tour buses on certain streets, an action taken at the urging of the ANC and the FBA. Tour buses, with their attendant noise, air pollution and traffic congestion, continue to be a problem on 25th Street, however, in spite of the ban. The ANC will investigate the licensing procedures for tour bus operators, to determine what actions can be taken against those companies violating the bus ban.

The ANC was pleased to learn of the planned installation of a traffic light at 27th and K Streets, N.W., which it had requested be installed to reduce the traffic flow through Foggy Bottom by allowing additional turns at the intersection and making the K Street route less desirable to suburban commuters.

The ANC expressed its opposition to a D.C. Department of Public Works proposal to build a pedestrian bridge over Route I-66, between the Kennedy Center and Columbia Plaza. Although pedestrian safety is a major ANC concern, it feels that the DPW has not adequately demonstrated a need for such a bridge at that site; that a median barrier would do as well; and that the projected cost (\$850,000) was too much to pay for a bridge that would not eliminate the problem of pedestrians jaywalking across I-66, offer security problems for a nearby embassy and for occasional pedestrians using the bridge, and provide a prime location for graffiti and posters.

C. Zoning

Once again, the ANC was involved in a broad range of zoning issues. And, as before,

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Here We Come A'Caroling



The Queen Anne Lane's Christmas Carolers were out in force and in voice in the Bottom on December 22. Pictured above in the usual order are: Murdaugh and Eileen Madden (founders and sponsors of the group), Mary Brewster, Dinanda Nooney, Maurine Corcoran,

Jackie Pace, Grace Watson, and David C. Acheson. Sabrina-Little and Patrica Acheson are in front. Others who joined in caroling but are not pictured are Suman Rajpa, Maurice Levoif, Nimma Mulens, and Bob Brewster.

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the ANC was concerned with whether the proposed project would strengthen or further erode the community's residential base and whether (in the case of new buildings) they were architecturally compatible with existing structures.

In line with this, the ANC opposed a proposal to convert a residential property at 24th and Pennsylvania Avenue, N.W. to chancery use. In the Mayfair Hotel case (2100 block of L Street, N.W.), the ANC opposed developer plans to erect a building for use as a hotel, with a small proportion of rental apartments. After a

lengthy period of negotiation, with the Zoning Commission giving the ANC great weight by denying the initial application, the developer agreed to use the site for an apartment building, with commercial space on the ground floor. The new proposal has the full support of the ANC and has been approved by the Zoning Commission, although the written order has not yet been issued.

The expansion of the GW Medical Center continues to be an issue, with the residents of the adjacent President Condominium taking their case against expansion to court. The ANC has strongly sup-

ported our joint efforts to prevent the construction of the building which will cut off light and air and create additional traffic and be constructed at a greater density than would be allowed under the existing zoning. The ANC believes that important issues of environmental quality and neighborhood conservation are at stake.

Because of the University's impact on the neighborhood in which it is located, a large part of the ANC's time this past year was spent on the development of a revised Campus Master Plan for the G.W. campus, which had been ordered by the BZA in response to ANC action in previous years. The ANC participated in a series of meetings on the Plan with G.W. campus which had been ordered by the BZA in response to ANC action in previous years. The ANC participated in a series of meetings on

the Plan with G.W., the D.C. Office of Planning and the FBA. When the Plan was published, the ANC testified at length before the BZA on its provisions with the hearings continuing into FY 1987. In general, the ANC opposes those provisions which would exclude private residential uses from the campus; which project an increased student body; which involve closing public streets and constructing pedestrian bridges; and which provide for new construction rather than for the conversion for academic use of existing university-owned buildings which are now leased out for non-university use. In May the ANC and the FBA sponsored a Public Forum on the revised Campus Master Plan.

D. Other Areas of Concern

The Ad Hoc Committee on ABC Licensing, set up jointly

with the FBA, produced recommendations for changes in D.C. licensing legislation and testified before the Council on the licensing bill introduced by Councilman Ray. The Committee will continue to monitor legislative developments in the area of ABC licensing and, when appropriate, to comment.

The ANC considered several requests for financial assistance and approved those which it felt would make a contribution to the well-being of the community as a whole. This included a grant to the Parents United for D.C. Public Schools to support its efforts to encourage greater parent participation in the school system; to the D.C. Referendum Committee for Voter Registration Education; and to the Save the Circle Coalition for its campaign to save the Circle Theatre on Pennsylvania Avenue N.W.

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At the same time, the company is expanding its services to include the marketing of detached homes and townhouses. "While we've become known over the years as a leader in the sales of condominiums and cooperatives," said Brenneman, "we believe we can bring the same techniques and marketing professionalism to single family sales, and provide a more complete service to our clients."

"The company will continue to operate out of its Chevy Chase, Maryland and Watergate Mall offices, and will

specialize in northwest Washington and lower Montgomery County residential properties," said Ryan. "We expect to open additional offices in both D.C. and suburban Maryland as fast as we can attract additional agents."

Brenneman and Ryan are both veteran metropolitan area realtors. Ryan was the first salesperson to join Brenneman Associates in 1974, became its first sales manager and left to form his own company in 1981. He returns as a major stockholder, as well as president of BRENNEMAN RYAN. Brenneman will continue as president of BRENNEMAN ASSOCIATES, INC. and BRENNEMAN MANAGEMENT, INC., the development and management entities owned by Mr. Brenneman and members of his family. All of the Brenneman Companies are headquartered in the Chevy Chase offices.

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